

FINAL CERTIFICATE

PURSUANT TO Section 8.01 of the **Clybourn Division Rental Project** Redevelopment Agreement (the “**Agreement**”) dated as of **December 1, 2015**, by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and **Clydiv, LLC** the City, by and through its Department of Planning and Development hereby certifies effective as of **March 14, 2018**, as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.

2. Other provisions of the Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer’s obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Substantial Completion to be executed.

CITY OF CHICAGO

By: _____



Chip Hastings
Managing Deputy Commissioner
Bureau of Economic Development

EXHIBIT A

To Certificate of Substantial Completion dated effective **March 14, 2018**

Legal Description for the
**Project as defined in Clybourn Division Rental Project
Redevelopment Agreement**

The legal description of the Project Site follows this Exhibit cover sheet.

**CLYBOURN DIVISION RENTAL PROJECT
REDEVELOPMENT AGREEMENT**

EXHIBIT B-1

LEGAL DESCRIPTION OF PROPERTY

That part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Lot 1 in the Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid; thence Northwest along the Southwesterly line of North Clybourn Avenue, 330.24 feet to the most Northerly corner of Lot 1 in the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid; thence Southwest along the Northwesterly line of Lot 1 in aforesaid Subdivision of Lot 40 and the Northwest Half of Lot 38, a distance of 111.16 feet to the point of intersection with the Northerly extension of the East line of the West 20.00 feet of Lot 39 in Butterfield's Addition to Chicago aforesaid; thence South along said East line of the West 20.00 feet of Lot 39 and its Northerly extension, 155.63 feet, more or less, to the point of intersection with the South line of said Lot 39, said line also being the North line of West Division Street; thence East along said North line of West Division Street 310.00 feet to the hereinabove designated Point of Beginning,

EXCEPTING THEREFROM that part described as follows; Beginning at the Southeast corner of Lot 1 in the Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid; thence Northwest along the Southwesterly line of North Clybourn Avenue, 45.28 feet; thence Southwesterly 34.00 feet to a point on the South line of said Lot 1, also being the North line of West Division Street, said point being 43.30 feet West from the Southeast corner of said Lot 1; thence East along the South line of said Lot 1, 43.30 feet to the Point of Beginning, in Cook County, Illinois.

Said parcel containing 0.961 acres (41,880 sq. ft.), more or less.

PIN #s: 17-04-142-001; 17-04-142-002; 17-04-142-003; 17-04-142-004; 17-04-142-006;
17-04-142-007; 17-04-142-008; 17-04-142-009; 17-04-142-010; 17-04-142-011;
17-04-142-012; 17-04-142-013; 17-04-142-014, and 17-04-142-015.

COMMONLY KNOWN AS: 454-466 W. Division

**CLYBOURN DIVISION RENTAL PROJECT
REDEVELOPMENT AGREEMENT**

EXHIBIT B-2

RESIDENTIAL PROJECT LEGAL DESCRIPTION

RESIDENTIAL PARCEL

That part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Lot 1 in the Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid; thence Northwest along the Southwesterly line of North Clybourn Avenue, 330.24 feet to the most Northerly corner of Lot 1 in the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid; thence Southwest along the Northwesterly line of Lot 1 in the aforesaid Subdivision of Lot 40 and the Northwest Half of Lot 38, a distance of 111.16 feet to the point of intersection with the Northerly extension of the East line of the West 20.00 feet of Lot 39 in Butterfield's Addition to Chicago aforesaid; thence South along said East line of the West 20.00 feet of Lot 39 and its Northerly extension, 155.63 feet, more or less, to the point of intersection with the South line of said Lot 39, said line also being the North line of West Division Street; thence East along said North line of West Division Street 310.00 feet to the hereinabove designated Point of Beginning, EXCEPTING THEREFROM that part described as follows: Beginning at the Southeast corner of Lot 1 in the Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid; thence Northwest along the Southwesterly line of North Clybourn Avenue, 45.28 feet; thence Southwesterly 34.00 feet to a point on the South line of said Lot 1, also being the North line of West Division Street, said point being 43.30 feet West from the Southeast corner of said Lot 1; thence East along the South line of said Lot 1, 43.30 feet to the Point of Beginning, in Cook County, Illinois. ALSO EXCEPTING THEREFROM, that part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, and the Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, and also the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid, Below an elevation of 30.80 City of Chicago datum, described as follows: Beginning at the most Northerly corner of said Lot 1 in the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid; thence South 45 degrees 20 minutes 30 seconds East along the Southwesterly line of N. Clybourn Avenue, 285.28 feet to a point on the Northeast line of Lot 1 in said Subdivision of Lot 34; thence South 19 degrees 01 minutes 50 seconds West 34.00 feet to the North line of W. Division Street; thence South 89 degrees 34 minutes 45 seconds West, along the North line of said W. Division Street, 96.42 feet; thence North 00 degrees 32 minutes 38 seconds West, 11.20 feet; thence South 89 degrees 34 minutes 45 seconds West, 9.62 feet; thence North 00 degrees 25 minutes 15 seconds West, 9.02 feet; thence South 89 degrees 34 minutes 45 seconds West, 1.08 feet; thence North 00 degrees 25 minutes 15 seconds West, 13.92 feet; thence North 89 degrees 24 minutes 10 seconds East, 1.48 feet; thence North 00 degrees 25 minutes 15 seconds West, 9.39 feet; thence South 89 degrees 34 minutes 45 seconds West, 2.26 feet; thence North 00 degrees 25 minutes 15 seconds West, 2.40 feet; thence North 22 degrees 01 minutes 59 seconds East, 6.51 feet; thence South 67 degrees 58 minutes 01 seconds East, 8.42 feet; thence North 22 degrees 01 minutes 59 seconds East, 18.31 feet; thence North 67 degrees 49 minutes 31 seconds West, 8.42 feet; thence North 22 degrees 01 minutes 59 seconds East, 5.97 feet; thence North 45 degrees 25 minutes 15 seconds West, 36.18 feet; thence South 44 degrees 34 minutes 45 seconds West, 1.08 feet; thence North 45 degrees 26 minutes 10 seconds West, 28.75 feet; thence North 44 degrees 34 minutes 45 seconds East, 8.79 feet; thence North 45 degrees 33 minutes 21 seconds West, 44.45 feet; thence North 44 degrees 34 minutes 45 seconds East, 17.46 feet; thence North 45 degrees 25 minutes 15 seconds West, 58.28 feet; thence North 31 degrees

08 minutes 51 seconds West, 12.81 feet to a point on the Northwest line of Lot 1 in said Subdivision of Lot 40, 17.51 feet Southwest of the North corner of said Lot 1; thence North 44 degrees 42 minutes 15 seconds East along the Northwest line of said Lot 1, a distance of 17.51 feet to the North corner of said Lot 1, and the Point of Beginning, in Cook County, Illinois. ALSO EXCEPTING THEREFROM That part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, and the Re-Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, and also the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid, Below an elevation of 30.80 City of Chicago datum, described as follows: Beginning at a point on the South line of said Lot 39 in Butterfield's Addition, and on the East line of the West 20.00 feet of said Lot 39; thence North 00 degrees 50 minutes 44 seconds West along the East line of the West 20.00 feet of said Lot 39, and the West line of said Resubdivision of Lot 4, a distance of 155.86 feet to the Northwest corner of said Resubdivision; thence North 44 degrees 42 minutes 15 seconds East along the Northwest line of Lot 1 in said Subdivision of Lot 40 and the Northwest Half of Lot 38, a distance of 47.04 feet; thence South 45 degrees 25 minutes 15 seconds East, 115.16 feet; thence South 44 degrees 53 minutes 27 seconds West, 60.40 feet; thence North 89 degrees 34 minutes 45 seconds East, 26.70 feet; thence South 00 degrees 28 minutes 02 seconds East, 18.80 feet; thence South 89 degrees 36 minutes 32 seconds West, 7.93 feet; thence South 00 degrees 25 minutes 15 seconds East, 46.15 feet to the South line of Lot 37 in said Butterfields Addition; thence South 89 degrees 34 minutes 45 seconds West along the South line of said Lot 37 and said Lot 39, a distance of 89.45 feet to the Point of Beginning, in Cook County, Illinois.

Said parcel containing 41,880 sq. ft. above an elevation of 30.80 C.C.D., and 12,128 sq. ft., below an elevation of 30.80 C.C.D., more or less.

ADDRESS: 454 West Division Street, Chicago, IL

PIN: 17-04-142-001; 17-04-142-002; 17-04-142-003; 17-01-142-004; 17-04-142-006; 17-04-142-007; 17-04-142-008; 17-04-142-009; 17-04-142-010; 17-04-142-011; 17-04-142-012; 17-04-142-013; 17-04-142-014; and 17-04-142-015

**CLYBOURN DIVISION RENTAL PROJECT
REDEVELOPMENT AGREEMENT**

EXHIBIT B-3

COMMERCIAL PROJECT LEGAL DESCRIPTION

COMMERCIAL PARCELS

East Commercial Parcel

That part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, and the Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, and also the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid, Below an elevation of 30.80 City of Chicago datum, described as follows:

Beginning at the most Northerly corner of said Lot 1 in the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid; thence South 45 degrees 20 minutes 30 seconds East along the Southwesterly line of N. Clybourn Avenue, 285.28 feet to a point on the Northeast line of Lot 1 in said Subdivision of Lot 34; thence South 19 degrees 01 minutes 50 seconds West 34.00 feet to the North line of W. Division Street; thence South 89 degrees 34 minutes 45 seconds West, along the North line of said W. Division Street, 95.42 feet; thence North 00 degrees 32 minutes 38 seconds West, 11.20 feet; thence South 89 degrees 34 minutes 45 seconds West, 9.62 feet; thence North 00 degrees 25 minutes 15 seconds West, 9.02 feet; thence South 89 degrees 34 minutes 45 seconds West, 1.08 feet; thence North 00 degrees 25 minutes 15 seconds West, 13.92 feet; thence North 89 degrees 24 minutes 10 seconds East, 1.48 feet; thence North 00 degrees 25 minutes 15 seconds West, 9.39 feet; thence South 89 degrees 34 minutes 45 seconds West, 2.26 feet; thence North 00 degrees 25 minutes 15 seconds West, 2.40 feet; thence North 22 degrees 01 minutes 59 seconds East, 6.51 feet; thence South 67 degrees 58 minutes 01 seconds East, 8.42 feet; thence North 22 degrees 01 minutes 59 seconds East, 18.31 feet; thence North 67 degrees 49 minutes 31 seconds West, 8.42 feet; thence North 22 degrees 01 minutes 59 seconds East, 5.97 feet; thence North 45 degrees 25 minutes 15 seconds West, 36.18 feet; thence South 44 degrees 34 minutes 45 seconds West, 1.08 feet; thence North 45 degrees 26 minutes 10 seconds West, 28.75 feet; thence North 44 degrees 34 minutes 45 seconds East, 8.79 feet; thence North 45 degrees 33 minutes 21 seconds West, 44.45 feet; thence North 44 degrees 34 minutes 45 seconds East, 17.46 feet; thence North 45 degrees 25 minutes 15 seconds West, 58.28 feet; thence North 31 degrees 08 minutes 51 seconds West, 12.81 feet to a point on the Northwest line of Lot 1 in said Subdivision of Lot 40, 17.51 feet Southwest of the North corner of said Lot 1; thence North 44 degrees 42 minutes 15 seconds East along the Northwest line of said Lot 1, a distance of 17.51 feet to the North corner of said Lot 1, and the Point of Beginning, in Cook County, Illinois.

Said parcel containing 14,369 sq. ft., more or less.

West Commercial Parcel

That part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, and the Re-Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, and also the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid, Below an elevation of 30.80 City of Chicago datum, described as follows:

Beginning at a point on the South line of said Lot 39 in Butterfield's Addition, and on the East line of the West 20.00 feet of said Lot 39; thence North 00 degrees 50 minutes 44 seconds West along the East line of the West 20.00 feet of said Lot 39, and the West line of said Resubdivision of Lot 4, a distance of 155.66 feet to the Northwest corner of said Resubdivision; thence North 44 degrees 42 minutes 15 seconds East along the Northwest line of Lot 1 in said Subdivision of Lot 40 and the Northwest Half of Lot 38, a distance of 47.04 feet; thence South 45 degrees 25 minutes 15 seconds East, 115.16 feet; thence South 44 degrees 53 minutes 27 seconds West, 60.40 feet; thence North 89 degrees 34 minutes 45 seconds East, 26.70 feet; thence South 00 degrees 28 minutes 02 seconds East, 18.80 feet; thence South 89 degrees 36 minutes 32 seconds West, 7.93 feet; thence South 00 degrees 25 minutes 15 seconds East, 46.15 feet to the South line of Lot 37 in said Butterfields Addition; thence South 89 degrees 34 minutes 45 seconds West along the South line of said Lot 37 and said Lot 39, a distance of 89.45 feet to the Point of Beginning, in Cook County, Illinois.

Said parcel containing 15,382 sq. ft., more or less.

ADDRESS: 454 West Division Street, Chicago, IL

PIN: 17-04-142-001; 17-04-142-002; 17-04-142-003; 17-01-142-004; 17-04-142-006; 17-04-142-007; 17-04-142-008; 17-04-142-009; 17-04-142-010; 17-04-142-011; 17-04-142-012; 17-04-142-013; 17-04-142-014; and 17-04-142-015